178.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	616,300 /	616,300
					USE VALUE:	616,300 /	616,300
					ASSESSED:	616,300 /	616,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
299		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETERSON SARAH
Owner 2:	
Owner 3:	
Street 1:	299 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AHERN ALICE M -
Owner 2:	-
Street 1:	299 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Aluminum Exterior and 1092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4813.000	221,200		395,100	616,300
Total Card	0.110	221,200		395,100	616,300
Total Parcel	0.110	221,200		395,100	616,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 564.38 | /Parcel: 564.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120292

GIS Ref

GIS Ref

Insp Date 06/29/18

!13957!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	221,200	0	4,813.	395,100	616,300		Year end	12/23/2021
2021	101	FV	214,500	0	4,813.	395,100	609,600		Year End Roll	12/10/2020
2020	101	FV	214,500	0	4,813.	395,100	609,600	609,600	Year End Roll	12/18/2019
2019	101	FV	185,900	0	4,813.	395,100	581,000	581,000	Year End Roll	1/3/2019
2018	101	FV	185,900	0	4,813.	333,000	518,900	518,900	Year End Roll	12/20/2017
2017	101	FV	185,900	0	4,813.	304,800	490,700	490,700	Year End Roll	1/3/2017
2016	101	FV	185,900	0	4,813.	259,600	445,500	445,500	Year End	1/4/2016
2015	101	FV	181,100	0	4,813.	225,800	406,900	406,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:03:21

LAST REV

Date	Time
07/31/18	12:12:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13957

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AHERN ALICE M	48663-398		12/14/2006		366,000	No	No		
	9621-56		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	120292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Measured	336	PATRIOT
4/13/2007	MLS	MM	Mary M
3/2/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
7/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4813		Sq. Ft.	Site		0	70.	1.17	7									395,074						395,100	

Total AC/HA:	0.11049	Total SF/SM:	4813	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	395,074	Spl Credit		Total:	395,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	172.008
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271786
Depreciation:	50552
Depreciated Total:	221234

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

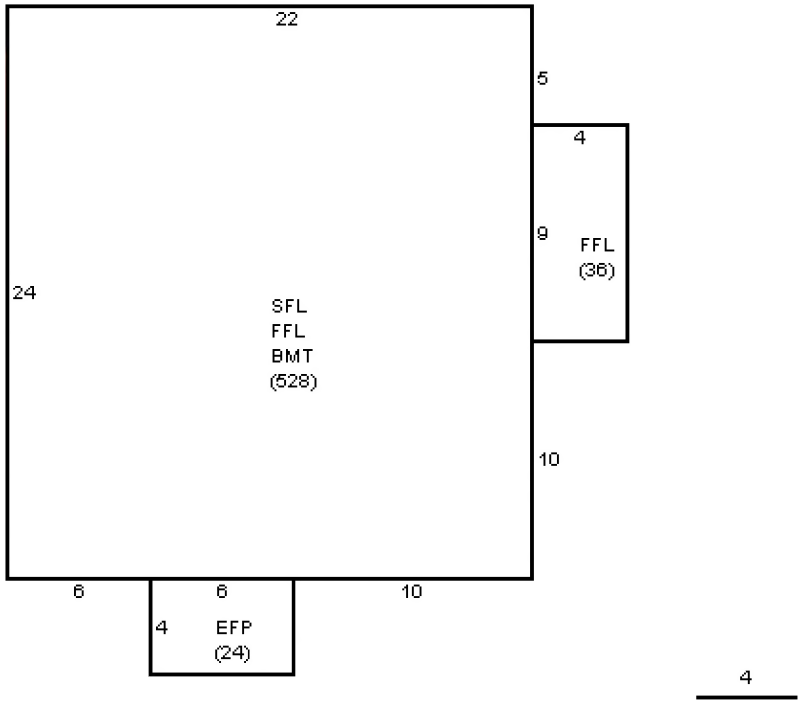
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.01
Special Features:	0	Val/Su Net:	134.55
Final Total:	221200	Val/Su SzAd	202.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	564	172.010	97,012
BMT	Basement	528	51.600	27,246
SFL	Second Floor	528	172.010	90,820
EFP	Enclos Porch	24	71.160	1,708

Net Sketched Area:	1,644			Total:	216,786
Size Ad	1092	Gross Area	1644	FinArea	1092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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